

STATE PUBLIC WORKS BOARD

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STATE PUBLIC WORKS BOARD

May 14, 1999

MINUTES**PRESENT:**

Annette Porini, Chief Deputy Director, Department of Finance
Karen McGagin, Deputy Director, Department of General Services
James Roberts, Chief Deputy Director, Department of Transportation
Kristin Faust, State Treasurer's Office
Mike Foulks, State Controller's Office

ADVISORY MEMBER:

Director, Employment Development Department

LEGISLATIVE ADVISORS:

Assembly Member Kevin Shelley
Assembly Member Dean Florez
Assembly Member Sally Havice
Senator Richard G. Polanco
Senator
Senator

STAFF PRESENT:

James E. Tilton, Administrative Secretary, State Public Works Board
Peggy Palmertree, Executive Secretary, State Public Works Board

OTHERS PRESENT:

Richard Teramoto, Department of General Services, RESD
Mike Meredith, Department of General Services, RESD
Mary Whalen, Department of General Services, RESD
Larry Brown, Department of General Services, RESD
Judy Haavisto, Department of General Services, RESD
Christal Waters, Department of General Services, RESD
Liz Steller, Department of General Services, RESD
Joel A. McDonald, Department of General Services, RESD
Ted Park, Department of General Services, RESD
Charles Haubrich, California Youth Authority

OTHERS PRESENT: (Continued)

Curt Grayir, SRJC/UP
Pat McKeim, Department of Corrections
John Schwander, Department of Corrections
Bill Schopflin, Department of Corrections
Steven Keck, Department of Forestry and Fire Protection
Don Clark, Department of Forestry and Fire Protection

CALL TO ORDER AND ROLL CALL:

The meeting was called to order by Ms. Annette Porini, Chairperson, Chief Deputy Director, Department of Finance at 10: 01 a.m. Mr. James E. Tilton, Administrative Secretary for the State Public Works Board called the roll. A quorum was established.

APPROVAL OF MINUTES:

Mr. Tilton reported staff had reviewed the April 9, 1999 minutes and believed them to accurately reflect the Board's proceedings at the meeting and recommended approval.

Hearing no objections, the minutes of April 9, 1999 was unanimously approved.

BOND ISSUES:

Mr. Tilton reported that there were two bond items. Bond Item #1 was for the Office of Emergency Services for interim financing.

Bond Item #2 was for the sale of PWB lease revenue bonds for the following five community college projects.

<u>District</u>	<u>College</u>	<u>Project Description</u>	<u>Project Type</u>	<u>Budget Amount</u>
		LRC (Phase II,		
Los Rios	Sacramento City	Secondary Effects)	C	\$1,298,000
Ventura	Moorpark	Math/Science Building	C	5,633,000
Allan Hancock	Lompoc Valley	Phase I, Facilities		
Joint	Center	(w/On-off Site Dev.)	C	18,509,000
Compton	Compton	Health & Safety-		
		Vocational/Technology	C	14,279,000
Grossmont-		Drama Laboratory		
Cuyamaca	Grossmont	Remodel	E	122,000
				<u>\$39,841,00</u>
				0

Mr. Tilton noted that the Los Rios project had not proceeded to bid and that the project will not be included in the sale if the contract had not been awarded by the date of the sale. The bond sale will not exceed \$54 million and an interest rate of 5.75 percent.

Mr. Tilton noted that staff recommends approval of the resolutions.

A vote was taken for Bond Items #1 and #2, the bond items were unanimously adopted by a 5-0 vote.

CONSENT CALENDAR:

Mr. Tilton noted that the consent calendar included Items #3 through #33, but that Item #18 for Department of Boating and Waterways, Pyramid Lake SRA, Boat Launching Facility in Los Angeles County was being pulled from the agenda.

Mr. Tilton indicated that the revised consent calendar proposed 23 requests for approval of preliminary plans, three requests to approve resolution authorizing site selection and acquisition, one request to approve augmentation, one request to revise previous Board action, five requests to recognize scope change, five requests to recognize anticipated deficit, and one request to approve site selection and acquisition.

Mr. Tilton reported there were five 20-day notification letters. The first 20-day letter was for the Department of General Services, Department of Corrections, Structural Retrofit, Wings L & R, Deuel Vocational Institution, Tracy for an augmentation of \$30,000. The next was for the Department of General Services, Department of Corrections, Structural Retrofit, Dining Room #2, Building 6, Folsom State Prison, Represa for an augmentation of \$265,000. The next three were for the Department of Forestry and Fire Protection, Truckee Forest Fire Station, Nevada County, Hemet-Ryan Air Attack Base, Riverside County, Hammond Forest Fire Station, Tulare County and Hesperia Forest Fire Station, San Bernardino County, all were for facility relocation and scope changes. The waiting period expired for all the letters without a negative comment.

Mr. Tilton noted that staff recommends approval of the revised consent calendar, Items #3 through #17 and #19 through #33.

A motion was made by Ms. McGagin, and Seconded by Mr. Roberts to adopt the revised consent calendar and to approve Agenda Items #3 through #17 and #19 through #33. The revised consent calendar was adopted by a 3-0 vote.

ACTION ITEMS:

Mr. Tilton reported there was no action item.

REPORTABLES:

Mr. Tilton indicated there were four reportables.

OTHER BUSINESS:

Mr. Tilton noted there was no other business.

NEXT MEETING:

Mr. Tilton noted that the next PWB meeting is set for June 11, 1999 at 10:00 a.m.

Having no further business, the meeting was adjourned at 10:07 a.m.

BOND ITEMS

BOND – ITEM 1

OFFICE OF EMERGENCY SERVICES (0690) HEADQUARTERS AND STATE OPERATIONS CENTER, SACRAMENTO

Authority: Chapter 324/98, Item 0690-301-0660

a. Adopt a resolution to include the following:

- (1) Authorize the sale of the State Public Works Board Lease Revenue Bonds.
- (2) Approve the form of and authorize the execution of the Construction Agreement between the Office of Emergency Services, Department of General Services and the State Public Works Board.
- (3) Approve the form of and authorize the execution of a Facility Lease between the Office of Emergency Services, Department of General Services and the State Public Works Board.
- (4) Approve the form of and authorize the execution of a Site Lease between the Office of Emergency Services, Department of General Services and the State Public Works Board.
- (5) Authorize the use of interim financing, to be repaid from the State Building Construction Fund from the proceeds from the sale of bonds.

Total estimated project cost:	\$29,557,000
Construction cost:	\$24,162,000

APPROVED.

BOND ITEMS

STAFF ANALYSIS – ITEM 1

Office of Emergency Services, Headquarters and State Operations Center, Sacramento

Action Requested

The requested action would authorize interim financing for the construction phase of the project to be repaid from the proceeds of the sale of lease revenue bonds.

Scope Description

This project is within scope. The scope of the project provides for construction of a 111,673 gsf headquarters and state operations facility. The project consists of an emergency operations center (43,051 gsf), an office building (67,622 gsf), and related site development.

Funding and Project Cost Verification

This project is within cost.

\$29,557,000 total estimate project cost

\$4,227,000 previously allocated for acquisition \$3,414,000 and preliminary plans \$813,000

\$25,330,000 to be allocated: working drawings \$1,168,000; construction \$24,162,000
(\$21,166,000 contracts, \$1,058,000 contingency, A&E \$1,270,000, other project costs \$668,000)

CEQA

A Notice of Determination was filed with the State Clearinghouse on July 24, 1997, and the waiting period expired on August 22, 1997.

Project Schedule

The project schedule is as follows:

Approve working drawings: January 1999

Complete construction: May 2000

Staff Recommendations: Approve resolution.

BOND ITEMS

BOND – ITEM 2

CALIFORNIA COMMUNITY COLLEGES (6870) 1999 SERIES

*Authority: Chapter 55/93, Item 6870-301-660, as reappropriated by
Chapter 139/94, Item 6870-490
Chapter 303/95, Item 6870-490
Chapter 324/98, Item 6870-490
Chapter 303/95, as reappropriated by
Chapter 162/96, Item 6870-490*

a. Adopt a resolution to include the following:

- (1) Authorize the sale of the State Public Works Board Lease Revenue Bonds - 1999 Series (California Community Colleges).
- (2) Approve the form of and authorize the execution of Site Lease(s) between the California Community Colleges and the State Public Works Board.
- (3) Approve the form and authorize the execution of Facility Lease(s) between the California Community Colleges and the State Public Works Board.
- (4) Approve the form of and authorize the execution of Equipment Agreements between the California Community Colleges and the State Public Works Board.
- (5) Approve the form of and authorize the execution of Construction Agreements between the California Community Colleges and the State Public Works Board.
- (6) Approve the form of and authorize the execution of an Indenture or Supplemental Indenture with the State Treasurer.
- (7) Approve the form and authorize execution and delivery of Preliminary Official Statement and Official Statement.
- (8) Approve other related actions in connection with the authorization, issuance, sale and delivery of said lease revenue bonds.

**Project Costs: \$39,841,000
APPROVED.**

BOND ITEMS

STAFF ANALYSIS – ITEM 2

California Community Colleges, Sale 1999 Series

Action Requested

This sale includes the following four construction projects and one equipment project.

Project Schedule

<u>District</u>	<u>College</u>	<u>Project Description</u>	<u>Project Type</u>	<u>Budget Amount</u>
Los Rios	Sacramento City	LRC (Phase II, Secondary Effects)	C	\$1,298,000 *
Ventura	Moorpark	Math/Science Building	C	5,633,000
Allan Hancock Joint	Lompoc Valley Center	Phase I, Facilities (w/On-off Site Dev.)	C	18,509,000
Compton	Compton	Health & Safety - Vocational/Technology	C	14,279,000
Grossmont-Cuyamaca	Grossmont	Drama Laboratory Remodel	E	122,000
				\$39,841,000

<u>% COMP @ 4/15/99</u>	<u>START DATE</u>	<u>COMP DATE</u>
0%	6/99*	3/00*
78%	3/97	4/99
75%	1/97	3/99
88%	3/97	4/99
10%	6/98	9/99

*Project has not proceeded to bid; will not be included in sale if contract has not been awarded by sale date.

CONSENT ITEMS

CONSENT – ITEM 3

FRANCHISE TAX BOARD (1730)
SACRAMENTO, SACRAMENTO COUNTY
Central Office Security Improvements

Authority: Chapter 324/98, Item 1730-301-0001(1)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 3

Franchise Tax Board, Sacramento Central Office Security Improvements

Action Requested

The requested action will approve preliminary plans and release of working drawing funds for this project.

Scope Description

This project is within scope. This project consists of the following improvements to the security of the Central Office Complex. Internal Security: one card reader and three door alarms, additional cameras at entrances and exits. Building Security: bullet resistant walls, doors and glazing, and access compliant counters at Building 1 and 2 lobbies. Parking Security: cameras, intercoms and additional light standards with lights in the parking lot. Exterior Security: automatic vehicle gates, cameras and intercoms on access to loading docks.

Funding and Project Cost Verification

This project is within cost.

\$1,089,000 total estimated project cost

\$115,000 total funds previously allocated: preliminary plans \$44,000; working drawings \$71,000

\$974,000 to be allocated: construction phase, consisting of \$822,000 construction, \$58,000 contingency, and \$94,000 A&E and other project costs

CEQA

A Categorical Exemption was filed March 11, 1999 at the State Clearinghouse, and the waiting period expired on April 9, 1999.

Project Schedule

The project schedule is as follows:

Approve working drawings:	October, 1999
Complete construction:	October, 2000

Staff Recommendation: Approve preliminary plans and release of working drawing funds.

CONSENT ITEMS

CONSENT – ITEM 4

DEPARTMENT OF GENERAL SERVICES (1760)

SACRAMENTO, SACRAMENTO COUNTY

Capitol Area East End Complex, Block 225 and Block 171-174

Authority: Chapter 761/97

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 4

Department of General Services, Capitol Area East End Complex

Action Requested

The requested action will provide approval of preliminary plans and approval to proceed with the next phase of the project.

Scope Description

This project is within scope. This project, which provides for the construction of office facilities and related parking structures, consolidation of headquarters office functions of the Departments of Health Services, Education, and General Services in the Capitol Area as outlined in SB 1270.

Funding and Cost Verification

This project is within cost.

\$392,000,000 total project cost (including Block 224 parking garage \$11,086,000)

\$11,086,000 total funds previously allocated: Block 224 garage

\$380,914,000 total estimated project cost for block 225, blocks 171-174, off-site utilities/infrastructure, central plant boiler upgrades to be allocated: blocks 171-174 office buildings \$230,000,000; block 225 office building \$67,000,000; off-site utilities/infrastructure \$3,952,000; central plant boiler up-grade \$523,000, contingency \$15,074,000; A&E costs \$14,525,000; other project costs \$49,840,000

CEQA

The Final Environmental Impact Report (EIR) for the 1997 Capitol Area Plan, which includes this project, has been completed. A Notice of Determination was filed on July 1, 1997, and the waiting period expired on July 31, 1997. A Focused Tiered EIR for the Capitol Area East End Complex will be completed on November 30, 1998.

Project Schedule

The project schedule is as follows:

Approval to proceed to bid:	June 1999
Award bid:	November 1999
Complete construction:	March 2003

Other

This project will be executed using a modified design-build process as authorized by Chapter 761/97. PWB staff and DGS have developed a Memorandum of Understanding on the administrative process of project oversight. The first phase consists of a proposal package sufficiently detailed to describe the building design including exterior appearance and dimensions, materials, structural, mechanical, and electrical systems, other performance criteria and design standards.

Staff Recommendations: **Approve preliminary plans and approval to proceed with the next phase of the project.**

CONSENT ITEMS

CONSENT – ITEM 5

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
INDEPENDENCE FOREST FIRE STATION, INYO COUNTY
CDF 149, Parcel 9616

Authority: Chapter 162/96, Item 3540-301-0001(8) 30.30.015

a. Approve a resolution authorizing site selection and acquisition

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 5

Department of General Services, Department of Forestry and Fire Protection,
Independence Forest Fire Station, CDF 149, Parcel 9616

Action Requested

The requested action will approve a resolution authorizing site selection and acquisition of fee simple interest in the referenced parcel by the Department of General Services.

Scope Description

This project is within scope. The project provides for acquisition of approximately 2.34 acres to relocate the existing forest fire station facility. The area to be acquired is vacant and unimproved.

Funding and Project Cost Verification

This project is within cost. Chapter 162/96, Item 3540-301-0001(8), 30.30.015, provides \$169,000, for fee title acquisition and associated overhead for real property needed to complete the relocation of the Independence Forest Fire Station. The replacement property can be acquired within the funds available and in accordance with the intent of the Legislature.

CEQA

The Department certifies that CEQA requirements have been met. A Notice of Determination was filed with the State Clearinghouse on May 4, 1998, and the waiting period expired June 3, 1998.

Project Schedule

Escrow is anticipated to close before July 1, 1999.

Other

- The proposed site meets the requirements of the Department of Forestry and Fire Protection.
- There is no relocation assistance involved with this project.
- The acquisition cost shall not exceed estimated fair market value as determined by a Department of General Services appraisal review dated April 15, 1999.
- There is no implied dedication involved with this project.
- The Department of General Services and Department of Forestry and Fire Protection inspected the property and found no evidence of contamination from hazardous materials.

Staff Recommendation: Approve resolution authorizing site selection and acquisition.

CONSENT ITEMS

CONSENT – ITEM 6

DEPARTMENT OF GENERAL SERVICES (1760)

DEPARTMENT OF CORRECTIONS (5240)

DEUEL VOCATIONAL INSTITUTION, TRACY, SAN JOAQUIN COUNTY

Wings L & R, Structural Retrofit

*Authority: Chapter 282/97, Item 1760-301-0768(15)
Chapter 324/98, Item 1760-301-0768(13)*

a. Approve augmentation

**\$30,000
(19.6%)**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 6

Department of General Services, Department of Corrections, Deuel Vocational Institution,
Tracy, Wings L & R -Structural Retrofit

Action Requested

The requested action will provide approval for an augmentation of working drawing funds for this project.

Scope Description

This project is within scope. The project consists of a "structural only" retrofit. Architectural/mechanical/electrical costs are limited to incidental work to enable the structural retrofit only. The proposed retrofit of Wing L includes: adding a shearwall in the western part of the shop wing from the roof to the second floor; attaching metal straps to the concrete walls between the piles in the crawl space; and hazardous materials abatement, including a 3 inch “rat slab” in the crawl space to encapsulate hazardous soil conditions. The retrofit of Wing R includes adding a concrete shearwall in the kitchen preparation area and upsizing the roof framing members to increase the diaphragm capacity of the roof structure. A 20-Day scope change letter was sent to the Legislature on April 16, 1999.

Funding and Project Cost Verification

This project is not within cost. Additional funds are requested in augmentation of working drawings for the project. During development of working drawings, the review of the Seismic Peer Review Board revealed user agency needs within Wing R (Kitchen/Dining) which require a more complex design and heightened coordination by the structural engineering consultant. The result is an increase cost of \$30,000 for basic structural engineering design services in the working drawing phase.

\$1,762,000 total estimated project cost

\$210,000 total funds previously allocated: preliminary plans (\$57,000) and working drawings (\$153,000)

\$1,522,000 funds in place to be allocated for construction: \$1,064,000 contract, \$75,000 contingency, \$263,000 A/E, and \$120,000 agency retained items

\$30,000 proposed funding necessary for working drawings

CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 4, 1998, and the waiting period expired on June 8, 1998.

Project Schedule

The project schedule is as follows:

Approve working drawings: October 1999

Complete construction: March 2001

Staff Recommendation: Approve augmentation.

CONSENT ITEMS

CONSENT – ITEM 7

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF CORRECTIONS (5240)
FOLSOM STATE PRISON, SACRAMENTO COUNTY
Dining Room #2, Building 6, Structural Retrofit

Authority: Chapter 303/95, Item 1760-301-768(4)
Chapter 162/96, Item 1760-301-0768(3)

a. Approve augmentation **\$265,000**
(15.85%)
(19.95% cumulative)

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 7

Department of General Services, Department of Corrections, Folsom State Prison, Represa,
Dining Room #2, Building 6, Structural Retrofit

Action Requested

The requested action will provide approval of an augmentation to the construction phase.

Scope Description

This Project is within scope. This project consists of a “Structural Only” retrofit of the building identified. Architectural/mechanical/electrical modifications are limited to incidental work to enable the structural retrofit. This project provides a new concrete shear wall to the southwest end leading to Housing Unit 5. A steel horizontal truss system is being added below the existing light gauge steel trusses. A 20-Day augmentation letter was sent to the Legislature on April 16, 1999.

Funding and Project Cost Verification

This project is not within cost. Additional funds are required in augmentation of construction. The project was complicated by the absence of accurate as-built documents for concealed structural and sub-grade elements of the buildings. These unforeseen site conditions resulted in increased costs. In the Dining Room #2 project, large granite rubble was encountered during demolition and excavation for new structural building elements, which required considerable design changes to the wall footings. Additionally, a load bearing wall, integral to the seismic design, was determined to be structurally deficient and required complete reconstruction. As a result of the additional work the schedule has been extended 65 days and the augmentation will cover the overhead, guarding, and on-site construction management costs related to the time extension

\$2,281,000 total estimated project cost

\$2,016,000 funds previously allocated: preliminary plans (\$83,000); working drawings (\$195,000); and construction (\$1,210,000 [\$248,000 contract, contingency *including prior augmentation of \$164,000 (\$96,000 bid savings + \$68,000 4.1 percent augmentation)*], \$214,000 A/E, and \$66,000 agency retained items)

\$265,000 additional funds required to complete construction

CEQA

A Negative Declaration was filed with the State Clearinghouse on February 21, 1996, and the waiting period expired on March , 1996.

Project Schedule

The project schedule is as follows:

Complete construction: April 2000 (overall contract completion)

Staff Recommendation: Approve augmentation.

CONSENT ITEMS

CONSENT – ITEM 8

DEPARTMENT OF GENERAL SERVICES (1760)

DEPARTMENT OF CORRECTIONS (5240)

FOLSOM STATE PRISON, REPRESA, SACRAMENTO COUNTY

Officers & Guards Building, Structural Retrofit

Authority: Chapter 282/97, Item 1760-301-0768(15)
Chapter 324/98, Item 1760-301-0768(11)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 8

Department of General Services, Department of Corrections, Folsom State Prison, Represa, Officers & Guards Building, Structural Retrofit

Action Requested

The requested action will provide approval of preliminary plans and the release of working drawing funds.

Scope Description

This project is within scope. The projects consist of a "structural only" retrofit. Architectural/mechanical/electrical modifications are limited to incidental work to enable the structural retrofit only. The retrofit consists of strengthening the shear walls, adding reinforced concrete to the west wall, pinning exterior and interior wythes of the exterior stone walls to provide contiguous strength through the wall, and strengthening floor and roof diaphragms.

Funding and Project Cost Verification

This project is within cost.

\$4,608,000 total estimated project cost

\$146,000 previously allocated: preliminary plans

\$4,462,000 to be allocated for: working drawings \$296,000; and construction \$4,166,000 (\$3,328,000 contract, \$233,000 contingency, \$431,000 A/E, and \$174,000 agency retained items)

CEQA

A Notice of Determination was filed with the State Clearinghouse on August 17, 1998, and the waiting period expired on September 21, 1998.

Project Schedule

The project schedule is as follows:

Approve working drawings:	October 1999
Complete construction:	March 2001

Staff Recommendation: Approve preliminary plans and the release of working drawing funds.

CONSENT ITEMS

CONSENT – ITEM 9

DEPARTMENT OF GENERAL SERVICES (1760)

CALIFORNIA YOUTH AUTHORITY (5460)

PRESTON YOUTH CORRECTIONAL FACILITY, AMADOR COUNTY

Water Line Replacement Project, CYA-8446, Parcels 9821, 9822, 9825, 9826, 9828, 9829

Authority: Chapter 324/98, Item 5460-301-0001(4) 60.02.075

- a. Revise a previous Board action to clarify intent related to authorizing site selection and acquisition**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 9

Department of General Services, California Youth Authority,
Preston Youth Correctional Facility Water Line Replacement Project,
CYA-8446, Parcels 9821, 9822, 9825, 9826, 9828, 9829

Action Requested

The requested action would amend the April, 1999 PWB resolution authorizing site selection and acquisition of permanent easement interest of six parcels and ten construction and maintenance easements by the Department of General Services to clarify the intent of the acquisition.

Scope Description

This project is within scope. The scope of the proposed project provides for acquisition of permanent easements and temporary construction easements to construct a 10” water line to serve the Preston Youth Correctional Facility. The resolution should be amended to clarify that the construction easement area to be acquired will be a property interest to be held into perpetuity for intermittent maintenance purposes.

Funding and Project Cost Verification

This project is within cost.

CEQA

Notice of Determination was filed with the State Clearinghouse on March 8, 1999. The 30-day litigation period expired April 7, 1999.

Project Schedule

Escrow is anticipated to close by July 1999.

Other

- There is no relocation assistance involved with this project.
- There is no implied dedication involved with this project.

Staff Recommendation: Approve amended resolution.

CONSENT ITEMS

CONSENT – ITEM 10

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
STEVENS CREEK FOREST FIRE STATION, SANTA CLARA COUNTY
Replace Facility

Authority: Chapter 324/98, Item 3540-301-0001(4)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 10

Department of Forestry and Fire Protection, Stevens Creek Forest Fire Station, Replace Facility

Action Requested

The requested action will approve preliminary plans and the release of working drawing funds.

Scope Description

This project is within scope. This project consists of the construction of a complete standard California Department of Forestry and Fire Protection (CDF) one-engine forest fire station at an existing site. This project replaces the existing substandard facility. The station will include a standard 8-person 2,330+/- sf sprinklered barracks/messhall building; a standard 1,700+/- sf sprinklered 2-bay apparatus building with office, storage, vehicle exhaust removal system and fire sprinkler system; a 100+/- sf fueling facility; site work; utilities; paved access road; drainage; demolition of existing buildings; and all appurtenances.

Funding and Project Cost Verification

This project is within cost.

\$1,036,000 total estimated project cost

\$59,000 project costs previously allocated: preliminary plans

\$977,000 to be allocated: working drawings \$64,000; construction \$913,000 (consisting of \$751,000 construction, \$38,000 contingency, and \$124,000 A&E and other project costs)

CEQA

A Categorical Exemption was filed with the State Clearinghouse on January 12, 1999, and the waiting period expired on February 16, 1999.

Project Schedule

The project schedule is as follows:

Approve working drawings:	October 1999
Complete construction:	December 2000

Staff Recommendation: Approve preliminary plans and the release of working drawing funds.

CONSENT ITEMS

CONSENT – ITEM 11

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
PACHECO FOREST FIRE STATION, SANTA CLARA COUNTY
Replace Facility

Authority: Chapter 324/98, Item 3540-301-0001(7)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 11

Department of Forestry and Fire Protection, Pacheco Forest Fire Station, Replace Facility

Action Requested

The requested action will approve preliminary plans and the release of working drawing funds.

Scope Description

This project is within cost. This project consists of the construction of a complete standard California Department of Forestry and Fire Protection (CDF) one-engine forest fire station at the existing site. The station will include a standard 8-person 2,330+/- sf barracks/messhall building; a standard 1,700+/- sf 2-bay apparatus building with office, storage, vehicle exhaust removal system and fire sprinkler system; a 100+/- sf fueling facility; hose wash rack; utilities; paved access road; drainage; demolition of the existing apparatus building; and all appurtenances.

\$1,114,000 total estimated project cost

\$66,000 project costs previously allocated preliminary plans

\$1,048,000 to be allocated: working drawings \$65,000; construction \$983,000 (\$812,000 construction, \$41,000 contingency, and \$130,000 A&E and other project costs)

CEQA

A Notice of Determination was filed with the State Clearinghouse on March 11, 1999, and the waiting period expired on April 10, 1999.

Project Schedule

The project schedule is as follows:

Approve working drawings:	October 1999
Complete construction:	December 2000

Staff Recommendation: Approve preliminary plans and the release of working drawing funds.

CONSENT ITEMS

CONSENT – ITEM 12

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
TRUCKEE FOREST FIRE STATION, NEVADA COUNTY
Relocate Facility

Authority: Chapter 324/98, Item 3540-301-0001(13)

- a. Recognize scope change**
- b. Approve preliminary plans**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 12

Department of Forestry and Fire Protection, Truckee Fire Station, Relocate Facility

Action Requested

The requested action will recognize a scope change, approve preliminary plans and release of working drawings funds.

Scope Description

This project is not within scope. An additional bay, consisting of 1,484 sf has been added to the original scope. The additional bay is a condition of the lease agreement with the Nevada County Airport. The cost impacts for this change are covered by the Airport's contribution which results in no additional state cost.

This project includes the Department of Forestry entering into a joint venture with the Truckee Fire Protection District (TFPD) to construct a forest fire station at the Nevada County Airport on a 2 acre site leased from the Nevada County Airport. TFPD will design and construct, utilizing a design build contract, a building housing a 4 bay apparatus room, office/administration area, living quarters and mezzanine for a total of 12,114 sf plus paving, utilities and appurtenances. State share of the cost is to be based upon the ratio of area utilized by the State in proportion to the total cost of the project with a ceiling cap of \$1,100,000 funding by the State. A 20-Day scope change letter was sent to the Legislature on April 16, 1999.

Funding and Project Cost Verification

This project is within cost.

\$1,100,000 total estimated project cost

\$54,000 projects costs previously allocated for preliminary plans

\$1,046,000 to be allocated: working drawings \$22,000; construction \$1,024,000 (\$907,000 construction contract, \$45,000 A&E costs, and \$72,000 contingency)

CEQA

A Notice of Determination was filed with the County Recorder, County of Nevada, on March 17, 1999, and the waiting period expired on April 17, 1999.

Project Schedule

The project schedule is as follows:

Approve working drawings: August 1999

Complete construction: June 2000

Staff Recommendation: Recognize scope change, approve preliminary plans and the release of working drawing funds.

CONSENT ITEMS

CONSENT – ITEM 13

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
HEMET-RYAN AIR ATTACK BASE, RIVERSIDE COUNTY
Relocate Facility

Authority: Chapter 325/98, Item 3540-301-0001(20)

a. Recognize scope change

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 13

Department of Forestry and Fire Protection, Hemet-Ryan Air Attack Base, Relocate Facility

Action Requested

The requested action will recognize a scope change to this project.

Scope Description

This project is not within scope. The project has changed from a replacement project to a relocation project of the Hemet-Ryan Air Attack Base (AAB). The relocation project would involve vacating the existing Hemet-Ryan site and constructing new facilities at March Air Force Base. This change was initiated primarily due to the Riverside County Board of Supervisor's request for California Department of Forestry to relocate air operations from Hemet-Ryan to another site within Riverside County due to operational changes at the airport.

The project will still provide a helicopter hanger, an airplane hanger, a storage and vehicular equipment facility, a 22-bed barracks/messhall, and a 3-bay apparatus building. However, the buildings and facilities will need to be resized and redesigned to adapt to the new site. A 20-Day scope change letter was sent to the Legislature on April 16, 1999.

Funding and Cost Verification

This project is within cost.

\$3,532,000 total estimated project cost

\$3,532,000 to be allocated: preliminary plans \$164,000; working drawings \$166,000; construction \$3,202,000 (\$2,807,000 contract. \$254,000 A&E costs, and \$141,000 contingency)

CEQA

The CEQA document will be filed and the process completed before approval of preliminary plans is sought.

Project Schedule

The project schedule is as follows:

Approve working drawings:	May 2000
Complete construction:	October 2001

Staff Recommendation: Recognize scope change.

CONSENT ITEMS

CONSENT – ITEM 14

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
OGO FOREST FIRE STATION, SHASTA COUNTY
Relocate Facility

Authority: Chapter 324/98, Item 3540-301-0001(9)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 14

Department of Forestry and Fire Protection, Ogo Forest Fire Station, Relocate Facility

Action Requested

The requested action will approve preliminary plans and release of working drawing funds.

Scope Description

This project is within scope. This relocation project acquires a +/- 5-acre site and constructs a complete standard California Department of Forestry and Fire Protection (CDF) one-engine forest fire station. The station will include a standard 8-person 2,330+/- sf barracks/messhall building; a standard 1,700+/- sf 2-bay apparatus building with office, storage, vehicle exhaust removal system and fire sprinkler system; a 100+/- sf storage building; hose wash rack; paved access road; drainage; and all appurtenances. Demolition of the existing facility is also included.

Funding and Project Cost Verification

This project is within cost.

\$1,059,000 total estimated project cost

\$204,000 project costs previously allocated: site acquisition \$159,000; preliminary plans \$45,000

\$855,000 to be allocated: working drawings \$59,00 and construction \$796,000 (\$643,000 contract. \$32,000 contingency, \$40,000 agency retained and \$81,000 A&E and other project costs)

CEQA

A Negative Declaration was filed at the State Clearinghouse on April 3, 1997, and the waiting period expired without legal challenges.

Project Schedule

The project schedule is as follows:

Approve working drawings:	August 1999
Complete construction:	August 2000

Staff Recommendation: **Approve preliminary plans and release of working drawing fund.**

CONSENT ITEMS

CONSENT – ITEM 15

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
LASSEN-MODOC RANGER UNIT HEADQUARTERS, LASSEN COUNTY
Replace Apparatus Building and Auto Shop

Authority: Chapter 324/98, Item 3540-301-0001(8)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 15

Department of Forestry and Fire Protection, Lassen-Modoc Ranger Unit Headquarters,
Replacement Apparatus Building and Auto Shop

Action Requested

The requested action will approve preliminary plans and release of working drawing funds for this project.

Scope Description

This project is within scope. This project will provide a new 6,160 sf 5-bay auto shop, bulldozer storage, restroom and tool storage area. This structure will be a pre-engineered insulated metal building slab on grade. Construction activities provided by California Department of Forestry include: a 1,900 sf apparatus building; site grading; paving; curbs and sidewalks; underground utilities; and the demolition of the existing shop and apparatus building. The cost of these activities is shown as agency retained items.

Funding and Project Cost Verification

This project is within cost.

\$1,273,000 total estimated project cost

\$105,000 project costs previously allocated: preliminary plans

\$1,168,000 to be allocated: working drawings \$69,000; and construction \$1,099,000
(\$700,000 contract, \$35,000 contingency, \$274,000 agency retained and \$90,000
A&E and other project costs)

CEQA

A Notice of Determination was filed with the State Clearinghouse on April 6, 1999, and the waiting period expired on May 7, 1999.

Project Schedule

The project schedule is as follows:

Approve working drawings:	September 1999
Complete construction:	June 2000

Staff Recommendation: Approve preliminary plans and release of working drawing funds.

CONSENT ITEMS

CONSENT – ITEM 16

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
HAMMOND FOREST FIRE STATION, TULARE COUNTY
Relocate Facility

Authority: Chapter 324/98, Item 3540-301-0001(29)

- a. Recognize a scope change
- b. Approve preliminary plans
- c. Recognize anticipated deficit **\$66,000**
(8%)

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 16

Department of Forestry and Fire Protection, Hammond Forest Fire Station, Relocate Facility

Action Requested

The requested action will recognize a scope change, approve preliminary plans and release of working drawing funds, and recognize an anticipated deficit for construction.

Scope Description

This project is not within scope. An administration building (approximately 512 sf) has been added to the original scope of this project. The building will provide two offices (one for the Battalion Chief and one for the Fire Captain Prevention Officer) which were omitted from the original scope.

This project consists of the construction of a complete standard California Department of Forestry and Fire Protection two-engine forest fire station at the existing site. The station will include a standard 12-person 2,929+/- sf barrack/messhall building; a standard 1,984+/- sf 3-bay apparatus building with office, storage, vehicle exhaust removal system and fire sprinkler system; a 512+/- sf administration building; a 100+/- sf fueling facility; hose wash rack; utilities; paved access road; drainage; and all appurtenances. A 20-Day scope change letter was sent to the Legislature on April 16, 1999.

Funding and Project Cost Verification

This project is not within cost. Cost increases are due to the scope change previously described. These changes necessitate an anticipated deficit of \$66,000 or 8 percent for the construction phase of this project.

\$1,293,000 total estimated project cost

\$308,000 project costs previously allocated: acquisition (\$259,000); preliminary plans (\$49,000)

\$919,000 to be allocated: working drawings \$65,000; and construction \$854,000 (\$729,000 contract, \$36,000 contingency, and \$89,000 A&E and other project costs)

\$66,000 anticipated deficit

CEQA

A Notice of Determination was filed with the State Clearinghouse on May 21, 1997, and the waiting period expired on June 10, 1997.

Project Schedule

The project schedule is as follows:

Approve working drawings:	July 1999
Complete construction:	November 2000

Staff Recommendation: **Recognize scope change, approve preliminary plans and release of working drawing funds, and recognize anticipated deficit.**

CONSENT ITEMS

CONSENT – ITEM 17

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
HESPERIA FOREST FIRE STATION, SAN BERNARDINO COUNTY
Relocate Facility

Authority: Chapter 324/98, Item 3540-301-0001(18)

- a. Recognize scope change
- b. Approve preliminary plans
- c. Recognize anticipated deficit **\$82,000**
(9.3%)

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 17

Department of Forestry and Fire Protection, Hesperia Forest Fire Station, Relocate Facility

Action Requested

The requested action will recognize a scope change, approve preliminary plans, release working drawings, and recognize and anticipated deficit.

Scope Description

This project is not within scope. An administration building (approximately 512 sf) has been added to the original scope of this project. The building will provide two offices (one for the Battalion Chief and one for the Fire Captain Prevention Officer) which were omitted from the original scope.

This project consists of the construction of a complete standard California Department of Forestry and Fire Protection two-engine forest fire station. The station will include a standard 12-person 2,929+/- sf barrack/messhall building; a standard 1,984+/- sf 3-bay apparatus building with office, storage, vehicle exhaust removal system and fire sprinkler system; a 512+/- sf administration building; a 100+/- sf fueling facility; hose wash rack; utilities; paved access road, and site work. A 20-Day scope letter was sent to the Legislature on April 16, 1999.

Funding and Project Cost Verification

This project is not within cost. Cost increases are due to the scope change previously described. These changes necessitate an anticipated deficit of \$82,000 or 9.3 percent for the construction phase of this project.

\$1,461,000 total estimated project cost

\$428,000 project costs previously allocated: acquisition \$379,000 and preliminary plans \$49,000

\$951,000 to be allocated: working drawings \$65,000 and construction \$886,000 (\$730,000 contract, \$37,000 contingency, \$79,000 A&E and other project costs, and \$40,000 agency retained items)

\$82,000 anticipated deficit

CEQA

A Notice of Determination was filed with the State Clearinghouse on August 13, 1997, and the waiting period expired without challenges.

Project Schedule

The project schedule is as follows:

Approve working drawings:	July 1999
Complete construction:	September 2000

Staff Recommendation: **Recognize scope change, approve preliminary plans and release of working drawing funds, and recognize an anticipated deficit.**

CONSENT ITEMS

CONSENT – ITEM 18

DEPARTMENT OF BOATING AND WATERWAYS (3680)
PYRAMID LAKE SRA, BOAT LAUNCHING FACILITY, LOS ANGELES COUNTY
Replace Facility

Authority: Chapter 282/97, Item 3680-301-0516(3)
Chapter 324/98, Item 3680-301-0516(4)

a. Approve preliminary plans

WITHDRAWN.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 18

Department of Boating and Waterways, Pyramid Lake SRA,
Boat Launching Facility, Replace Facility

Action Requested

The requested action will approve preliminary plans and release of working drawing funds for this project.

Scope Description

This project is within scope. The project consists of the renovation of the existing boat launching facilities at Emigrant Landing Day Use Area. Renovation includes demolition, paving and restriping of the parking lot, boat maneuvering and tie down area, demolition of both restrooms and replacement with uni-sex (6 unit) restrooms. Additional work includes concrete hardscape and walkways around each restroom, concrete bench wall and retaining wall, information display, safety fences/railing, sewage holding tanks, reconnection of utilities and one boat ramp light standard.

Funding and Project Cost Verification

This project is within cost.

\$1,148,000 total estimated project cost

\$45,000 project costs previously allocated: preliminary plans

\$1,103,000 to be allocated: working drawings \$83,000 and construction \$1,020,000
(\$858,000 contract, \$60,000 contingency, \$102,000 A&E)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 13, 1998, and the waiting period expired on April 16, 1998.

Project Schedule

The project schedule is as follows:

Approve working drawings:	December 1999
Complete construction:	October 2000

Staff Recommendation: Approve preliminary plans and release of working drawing funds.

CONSENT ITEMS

CONSENT – ITEM 19

DEPARTMENT OF PARKS AND RECREATION (3790)

LOS ANGELES COUNTY

Pio Pico State Historic Park, Pio Pico Adobe Restoration

*Authority: Chapter 282/97, Item 3790-301-0001(1) and (5)
Chapter 324/98, Item 3790-302-0001(3), as amended by
Chapter 953/98, Section 1(e)*

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 19

Department of Parks and Recreation, Pio Pico State Historic Park, Pio Pico Adobe Restoration

Action Requested

The requested action will approve preliminary plans and the release of working drawings funds.

Scope Description

This project is within scope. This project will restore/reconstruct the historic Pio Pico Adobe through selective restoration of the existing structure and reconstruction of the north wing. The project also will upgrade/reconstruct existing restrooms, upgrade interpretive exhibits, and construct bike racks, signage and pathway.

Funding and Project Cost Verification

This project is within cost.

\$1,542,000 total estimated project cost

\$37,000 project costs previously allocated: preliminary plans and associated agency retained items \$37,000

\$1,505,000 project costs to be allocated: working drawings and associated agency retained items \$112,000; construction \$1,393,000 (\$1,039,000 contracts, \$73,000 contingency, \$65,000 A&E costs, \$216,000 agency retained items)

CEQA

A Notice of Exemption was filed at the State Clearinghouse on January 12, 1999, the waiting period expired on February 17, 1999 and there were no challenges to the project.

Project Schedule

The project schedule is as follows:

Approve working drawings:	November 1999
Complete construction:	December 2000

Other

This project is being accomplished in-house by DPR staff under the authority granted under the Chapter 326, Statutes of 1998, Section 14(a)(1).

Staff Recommendation: **Approve preliminary plans and the release of working drawing funds.**

CONSENT ITEMS

CONSENT – ITEM 20

DEPARTMENT OF PARKS AND RECREATION (3790)
CARPINTERIA STATE BEACH, SANTA BARBARA COUNTY
Department Parcel Number A22401

Authority: State Park Contingent Fund No. 267

a. Authorize site selection and acquisition

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 20

Department of Parks and Recreation, Carpinteria State Beach

Action Requested

The requested action will permit the Department to pursue the acquisition of 2.5 acres of unimproved and vacant land as part of the above project.

Scope Description

This project is within scope. This project will acquire 2.5 acres of unimproved and vacant land as part of the above project. The general plan for Carpinteria State Beach identifies the property as a desired addition to the park unit.

Funding and Project Cost Verification

This project is within cost. The funding authority, the State Park Contingent Fund No. 267, contains an unallocated balance of approximately \$750,000. This particular funding source is derived from Point Arguello oil spill mitigation funds that can only be expended for high priority State Park acquisition and/or development projects in Santa Barbara County. The Department has administratively allocated \$700,000 for capital outlay toward the purchase. The use of these funds is consistent with the Department's objective contained in the Carpinteria State Beach General Plan.

CEQA

The Department certifies that the requirements of CEQA have been met. A Notice of Exemption was filed with the State Clearinghouse on November 4, 1998, and the waiting period expired on December 10, 1998.

Project Schedule:

The anticipated close of escrow is by the end of December 1999.

Other

- No environmental hazard assessment was conducted as there is no indications or history of contamination.
- The Department is not aware of any pending lawsuits concerning the property. The property acquisition agreement will require the delivery of clear title to the state.
- A public hearing in compliance with Section 5006.1 of the Public Resources Code was held by the Department on August 23 and 24, 1989 in Santa Barbara County. No opposition to the proposed acquisition was expressed at the hearing.
- The Department is not aware of an immediate need to address or remediate any potential safety or environmental issues pertaining to the property except for the installation of 1,350 feet of safety fencing along the new boundary line between the park and the remaining railroad right of way. The fencing is a condition of sale insisted upon by the seller (Union Pacific Railroad). The Department has funding in the State Park Contingent Fund from a lawsuit settlement that is available to fund the fencing work (at an estimated cost of \$65,000 to \$70,000).
- To accomplish this acquisition, the Department will pay a cash amount of \$700,000 plus give the seller conditional credit for the difference in the property's value (\$488,000).
- The Department indicates that approval of this acquisition would not obligate the State to additional operating costs.
- The credits valued at \$488,000 would be available to the seller (Union Pacific) for two years and could be applied toward acquisition of easements, permit licenses or leases that the seller would like to purchase within Carpinteria State Beach. Approval of such purchases, licenses or leases shall be at the department's discretion. If the credits are not used during the next two years, they will constitute a gift to the State.
- This "credits" concept is an innovation, but has been reviewed and approved in concept by the Department of General Services and the Department of Parks and Recreation's legal unit. Final documents will be reviewed and approved by the Department of Parks and Recreation's legal unit.

Staff Recommendation: Authorize site selection and acquisition.

CONSENT ITEMS

CONSENT – ITEM 21

DEPARTMENT OF PARKS AND RECREATION (3790)

SAN DIEGO COUNTY

Cuyamaca Rancho State Park, Rehabilitation of Paso Picacho Campground

Authority: Chapter 324/98, Item 3790-301-0001(2)

- | | |
|----------------------------------|----------------------------------|
| a. Approve preliminary plans | |
| b. Recognize anticipated deficit | \$15,000
(1.0%) |

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 21

Department of Parks and Recreation, Cuyamaca Rancho State Park,
Rehabilitation of Paso Picacho Campground

Action Requested

The requested action will approve preliminary plans and the release of working drawings funds, and recognize an anticipated deficit of 1.0% or \$15,000.

Scope Description

This project is within scope. The project will rehabilitate, improve, and develop public use facilities at the Paso Picacho Campground. The project will provide 2 new comfort stations and 6 new combination buildings, rehabilitate 1 existing historic comfort station, demolish worn-out buildings, improve utilities, and provide accessibility compliance to campground facilities.

Funding and Project Cost Verification

This project is not within cost. In approving design funds in the 1998 Budget Act, the Legislature recognized future construction costs of \$1,519,000. Estimated construction costs are now \$1,534,000. DPR is requesting recognition of an anticipated deficit of \$15,000 or 1.0 percent of the construction amount. The additional costs represent the present value cost of construction adjusted for inflation to the midpoint of construction. The Legislature has been notified of this increase through the 1999 Governor's Budget.

\$1,731,000	total estimated project cost
\$79,000	project funds previously allocated: preliminary plans and associated agency retained items
\$1,637,000	project costs to be allocated: working drawings and associated agency retained items \$118,000; construction \$1,519,000 (\$1,192,000 contracts, \$84,000 contingency, \$72,000 A&E costs; \$171,000 agency retained items)
\$15,000	additional funding necessary

CEQA

A Notice of Exemption was filed at the State Clearinghouse on April 1, 1999, and the waiting period expired May 1, 1999 without any challenges.

Project Schedule

The project schedule is as follows: Completion of preliminary plans has been delayed by late approval of the budget and overall workload considerations. However, overall project completion is still within the original schedule:

Approve working drawings:	July 1999
Complete construction:	August 2000

Other

This project is being accomplished in-house by DPR staff under the authority granted under the Chapter 326, Statutes of 1998, Section 14(a)(1).

Staff Recommendation: **Approve preliminary plans and the release of working drawing funds; recognize anticipated deficit.**

CONSENT ITEMS

CONSENT – ITEM 22

DEPARTMENT OF CORRECTIONS (5240)
CENTINELA STATE PRISON, IMPERIAL
Correctional Treatment Center, Phase II

Authority: Chapter 324/98, Item 5240-301-0001(42) 61.30.426

- a. Approve preliminary plans
- b. Approve an anticipated deficit **\$218,000**
(9.6%)

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 22

Department of Corrections, Centinela State Prison, Imperial,
Correctional Treatment Center, Phase II

Action Requested

The requested action will provide approval of preliminary plans and release of working drawing funds, and approve an anticipated deficit for the construction phase of this project.

Scope Description

This project is within scope. This project will renovate the 15,600 sf Central Health Infirmary to comply with current Correctional Treatment Center (CTC) licensing requirements. The renovation includes upgrading of the mechanical, electrical, plumbing, emergency power and fire protection systems. In addition, a new 2,808 sf office and treatment space will be added to the CTC building. Also, a 2,000 sf metal storage building will be constructed adjacent to the CTC.

Funding and Project Cost Verification

This project is not within cost. The initial cost estimate was calculated on an overall cost per square foot. During development of preliminary plans it became apparent that the preliminary estimate had not taken into consideration site specific conditions which has necessitated an overall increase in nearly all budget items.

\$2,763,000 total estimated project cost

\$108,000 previously allocated for preliminary plans

\$168,000 to be allocated for working drawings: A&E \$106,000, and other project costs \$62,000

\$2,269,000 to be allocated for construction: contracts \$1,726,000; contingency \$121,000; project administration \$362,000; and agency-retained (guarding) \$60,000

\$218,000 to be augmented: construction: contracts \$174,000; contingency \$12,000; project administration -\$77,000; and agency-retained (guarding and tele-com.) \$109,000

CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 9, 1998, and the waiting period expired on December , 1998.

Project Schedule

The project schedule is as follows:

Approve working drawings:

Complete construction: March 2001

Staff Recommendation: **Approve preliminary plans and the release of working drawing funds, and approve an anticipated deficit.**

CONSENT ITEMS

CONSENT – ITEM 23

DEPARTMENT OF CORRECTIONS (5240)
IRONWOOD STATE PRISON, BLYTHE
Correctional Treatment Center, Phase II

Authority: Chapter 324/98, Item 5240-301-0001(43) 61.34.426

- a. Approve preliminary plans
- b. Recognize an anticipated deficit **\$215,000**
(9.89%)

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 23

Department of Corrections, Ironwood State Prison, Blythe,
Correctional Treatment Center, Phase II

Action Requested

The requested action will provide approval of preliminary plans, release of working drawing funds; recognize an anticipated deficit for the construction phase of this project.

Scope Description

This project is within scope. This project will renovate the 15,600 sf Central Health Infirmary to comply with current Correctional Treatment Center (CTC) licensing requirements. The renovation includes upgrading of the mechanical, electrical, plumbing, emergency power and fire protection systems. In addition, a new 2,808 sf office and treatment space will be added to the CTC building. Also, a 2,000 sf metal storage building will be constructed adjacent to the CTC.

Funding and Project Cost Verification

This project is not within cost for the construction phase. The initial cost estimate was calculated on an overall cost per square foot.

\$2,666,000	total estimated project cost
\$108,000	previously allocated for preliminary plans
\$168,000	to be allocated for working drawings: A&E \$92,000, and other project costs \$76,000
\$2,175,000	to be allocated for construction: contracts \$1,722,000, contingency \$121,000, project administration \$272,000, and agency-retained (guarding) \$60,000
\$215,000	to be augmented for construction: contracts \$150,000, contingency \$10,000, project administration -\$54,000, and agency-retained (guarding and telecom.) \$109,000

CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 9, 1998, and the waiting period expired on December , 1998.

Project Schedule

The project schedule is as follows:

Approve working drawings:

Complete construction: March 2001

Staff Recommendation: Approve preliminary plans and the release of working drawing funds, and recognize anticipated deficit.

CONSENT ITEMS

CONSENT – ITEM 24

**DEPARTMENT OF CORRECTIONS (5240)
CALIFORNIA CORRECTIONAL INSTITUTION
KERN COUNTY**

Wastewater Treatment Plant Renovation

Authority: Chapter 324/98, Item 5240-301-0001(2.2) 61.04.040

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 24

Department of Corrections, California Correctional Institution,
Wastewater Treatment Plant Renovation

Action Requested

The requested action will provide approval of preliminary plans and the release of working drawing funds.

Scope Description

This project is within scope. The scope of this project includes replacing the existing primary treatment headworks and renovating/upgrading the secondary treatment aeration system. Also included are improvements to the disposal system to provide a storage pond, a new disinfection system to treat effluent for export to adjacent farming operations, and an emergency power generator. The exported effluent would be treated to a level to comply with California Code of Regulations Title 22.

Funding and Project Cost Verification

This project is within cost Future funding totaling \$10,261,000 is being requested in the upcoming Budget Year 1999/00 for the construction phase.

\$11,069,000 total estimated project cost

\$336,000 previously allocated: preliminary plans \$336,000

\$10,733,000 to be allocated: working drawings \$472,000; construction contracts \$8,876,000; contingency \$621,000; project administration \$692,000; agency retained \$72,000

CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 15, 1999, and the waiting period expired on April 14, 1999.

Project Schedule

The project schedule is as follows:

Approve working drawings:	August 1999
Complete construction:	December 2000

Staff Recommendation: Approve preliminary plans and release of working drawing funds.

CONSENT ITEMS

CONSENT – ITEM 25

DEPARTMENT OF THE YOUTH AUTHORITY (5460)
DEWITT NELSON YOUTH CORRECTIONAL FACILITY, STOCKTON COUNTY
Visitor's Security Entrance/Hall

Authority: Chapter 324/98, Item 5460-301-0001(5) 60.26.050

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 25

Department of Youth Authority, Visitor's Security Entrance/Hall,
DeWitt Nelson Youth Correctional Facility

Action Requested

The requested action will provide approval of preliminary plans.

Scope Description

This project is within scope. This project will construct a 9,530 square foot visitors facility adjacent to the visitor parking lot, main entry gate and administration building. The new facility includes a waiting area, a processing and security area with bullet resistant guard station, in and out sallyports, a visiting hall for a minimum of 350 occupants, toilet facilities, and a secure outdoor visiting area with picnic tables.

Cost and Project Funding Verification

This project is within cost.

\$2,926,000 total estimated project cost; funded as follows:

\$97,000 funds transferred for preliminary plans

\$137,000 to be allocated for working drawings

\$2,829,000 to be allocated: working drawings \$137,000; construction contracts \$2,341,000; contingency \$117,000; A&E \$154,000; other project costs (less AR) \$50,000; agency retained \$30,000

CEQA

A Notice of Exemption was filed with the State Clearinghouse on April 15, 1999, and the waiting period will expire on May 21, 1999.

Project Schedule

The project schedule is as follows:

Approve working drawings: November 1999

Complete construction: January 2001

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT – ITEM 26

DEPARTMENT OF YOUTH AUTHORITY (5460)
FRED C. NELLES YOUTH CORRECTIONAL FACILITY, LOS ANGELES COUNTY
Visitors Security Entrance/Hall

Authority: Chapter 324/98, Item 5460-301-0001(6) 60.54.080

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 26

Department of Youth Authority, Visitors Security Entrance/Hall,
Fred C. Nelles Youth Correctional Facility

Action Requested

The requested action will approve preliminary plans and the release of working drawing funds.

Scope Description

This project is within scope. This project consists of the construction of a new Visitors Security Entrance/Hall at the Fred C. Nelles Youth Correctional Facility in Whittier. The buildings are one story, approximately 2,380 gsf for the Visitors Security Entrance, and approximately 2,475 gsf for the addition to the existing visitor's hall.

Funding and Project Cost Verification

This project is within cost.

\$1,775,000 total estimated project costs

\$60,000 previously allocated for preliminary plans

\$1,715,000 to be allocated: working drawings \$90,000; construction contract \$1,353,000; contingency \$95,000; A&E costs \$131,000; other costs (less AR) \$46,000

CEQA

A Notice of exemption was filed with the State Clearinghouse on November 18, 1998, and the waiting period expired on December 23, 1998.

Project Schedule

The project schedule is as follows:

Approve working drawings:	December 1999
Complete construction:	November 2000

Staff Recommendation: Approve preliminary plans and the release of working drawing funds.

CONSENT ITEMS

CONSENT – ITEM 27

DEPARTMENT OF YOUTH AUTHORITY (5460)
SOUTHERN YOUTH CORRECTIONAL
RECEPTION CENTER/CLINIC, LOS ANGELES COUNTY
Visiting Facility

Authority: Chapter 324/98, Item 5460-301-0001(8) 60.56.030

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 27

Department of Youth Authority,
Southern Youth Correctional Reception Center/Clinic, Visiting Facility

Action Requested

The requested action will approve preliminary plans and the release of working drawing funds.

Scope Description

This project is within scope. This project consists of the construction of a new visiting facility at the Southern Youth Correctional Reception Center/Clinic in Norwalk. The building is one story, approximately 3,960 gsf.

Funding and Project Cost Verification

This project is within cost.

\$1,338,000 total estimated project cost; proposed as follows

\$48,000 allocated for preliminary plans

\$1,290,000 to be allocated working drawings \$75,000; construction contract \$1,011,000; contingency \$71,000; A&E costs \$95,000; agency retained \$38,000

CEQA

A Notice of Exemption was filed with the State Clearinghouse on December 1, 1998, and the waiting period expired on January 5, 1999.

Project Schedule

The project schedule is as follows:

Approve working drawings: December 1999

Complete construction: November 2000

Staff Recommendation: Approve preliminary plans and the release of working drawing funds.

CONSENT ITEMS

CONSENT – ITEM 28

UNIVERSITY OF CALIFORNIA (6440)
RIVERSIDE CAMPUS, RIVERSIDE COUNTY
Humanities-Olmsted Hall Seismic Upgrade and Renovation

Authority: Chapter 324/98, Item 6440-301-0574(7)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 28

University of California, Riverside, Humanities-Olmsted Hall Seismic Upgrade and Renovation

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The Humanities-Olmsted Hall Seismic Upgrade and Renovation project will provide the structural seismic correction and program related renovation of this complex which has been rated seismically “poor”. The project will also provide code related upgrades related to life safety systems and ADA requirements.

Funding and Project Cost Verification

This project is within cost.

\$11,536,000 total estimated project cost

\$469,000 project costs previously allocated: preliminary plans

\$11,067,000 to be allocated: working drawings \$433,000; construction \$10,634,000

CEQA

This project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Approve working drawings:	July 2000
Complete construction:	April 2002

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT – ITEM 29

UNIVERSITY OF CALIFORNIA (6440)
LOS ANGELES CAMPUS, LOS ANGELES COUNTY
Health Sciences Seismic Replacement Building 1

Authority: Chapter 324/98, Item 6440-301-0574(5)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 29

University of California, Los Angeles, Health Sciences Seismic Replacement Building 1

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The Health Sciences Seismic Replacement Building 1 will construct a new research laboratory facility of 79,330 asf to replace seismically hazardous space in three structures of the Center for Health Sciences (CHS): the Brain Research Institute, the Neuropsychiatric Institute, and the Reed Neurological Research Center. The facility will provide flexibly designed laboratories to meet current research needs and respond to program changes over time.

Funding and Project Cost Verification

This project is within cost.

\$56,000,000 total estimated project cost

\$5,040,000 project costs previously allocated: preliminary plans \$2,240,000 (\$922,000 in State funds, \$1,318,000 in campus funds); working drawings \$2,800,000 (\$1,153,000 in State funds, \$1,647,000 in campus funds)

\$50,960,000 to be allocated: construction \$50,510,000 (\$20,988,000 in State funds, \$29,522,000 in campus funds); equipment \$450,000 in State funds

CEQA

The project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Approve working drawings: February 2000

Complete construction: May 2002

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT – ITEM 30

CALIFORNIA COMMUNITY COLLEGES (6870)
CITRUS COMMUNITY COLLEGE DISTRICT
CITRUS COLLEGE, LOS ANGELES COUNTY
Library Addition/Reconstruction, PW

Authority: Chapter 324/98, Item 6870-301-0658(3), CFIS # 40.09.121

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 30

California Community Colleges, Citrus College, Library Addition/Reconstruction

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The district has redesigned the shape of the addition to make additional room on campus for future construction. The area occupied by the footprint of the existing library and its addition (outside gross square feet) has not changed. Also, due to the need to strengthen the walls of the existing building to address seismic concerns, minor realignment of space types and amounts has occurred. These changes have not modified the intent and focus of the project. The redesigned project renovates 19,653 asf with 18,409 asf for library services, 277 asf for offices and 967 asf for other uses. The new construction adds 13,190 asf with 11,660 asf for library services, 279 asf for offices, 1,052 asf for computer operations and 199 asf for other uses.

Funding and Project Cost Verification

This project is within cost.

\$8,345,000	total estimated project costs
\$275,000	project costs previously allocated for preliminary plans
\$8,070,000	to be allocated: working drawings \$284,000; construction \$6,842,000 (\$6,093,000 contracts, \$347,000 contingency, \$402,000 administration, testing, inspection, and construction management) at BCI 3722; and equipment \$944,000 at EI 2485

CEQA

This project is in compliance with the CEQA. A categorical exemption for this project was filed with the State Clearinghouse on October 1994, and the waiting period expired on November 6, 1994.

Project Schedule

The project schedule is as follows:

Approve working drawings:

Complete construction: October 2001

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT – ITEM 31

**CALIFORNIA COMMUNITY COLLEGES (6870)
COMPTON COMMUNITY COLLEGE DISTRICT
COMPTON COLLEGE, LOS ANGELES COUNTY**
Demolition, Phase 1, WC

Authority: Chapter 282/97, Item 6870-301-0658(14), CFIS # 40.12.005

a. Recognize scope change

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 31

California Community Colleges, Compton College, Demolition, Phase 1

Action Requested

The requested action will recognize a scope change.

Scope Description

This project is not within scope. The originally authorized project provided for the demolition of 46,325 assignable square feet and 58,000 outside gross square feet contained in seven obsolete and environmentally unsafe buildings as a direct effect of the construction of a new vocational technology complex. Buildings to be demolished in phase 1 include D/East, F/West, H, K, L, M and N. The district requests that the demolition of buildings D/East and F/West be postponed until phase 2 and that the demolition of buildings G/East and O (subject to demolition during phase 2) be included in phase 1. This realignment of buildings will isolate phase 1 demolition to a specific area and avoid the situation where the demolition of buildings D and F interfere with ongoing instructional efforts. The proposed scope change improves staff and student safety around the demolition sites and is more practical in that underground utilities are more easily isolated and removed from an entire area rather than from between active buildings. The Legislature was notified of this scope change in a Department of Finance Letter dated March 24, 1999. The request has been approved by both education subcommittees.

Funding and Project Cost Verification

This project is within cost. The change of which buildings are included in phase 1 increases relocation costs the college will incur to move district print services from building O to building D, but does not change the estimated state capital outlay cost of the project.

\$1,136,000 total estimated project costs

\$51,000 project costs previously allocated for working drawings

\$1,085,000 to be allocated: construction \$1,085,000 (\$1,045,000 contracts, \$14,000 contingency, \$26,000 testing and inspection) at BCI 3722

CEQA

This project is in compliance with the CEQA.

Project Schedule

The project schedule is as follows:

Approve working drawings:

Complete construction: October 1999

Staff Recommendation: Recognize scope change.

CONSENT ITEMS

CONSENT – ITEM 32

CALIFORNIA COMMUNITY COLLEGES (6870)
SAN FRANCISCO COMMUNITY COLLEGE DISTRICT
CITY COLLEGE OF SAN FRANCISCO, SAN FRANCISCO COUNTY
Central Shops & Warehouse

Authority: Chapter 587/92, Item 6870-301-705(89)
Chapter 55/93, Item 6870-490
Chapter 139/94, Item 6870-490
Chapter 303/95, Item 6870-490
Chapter 324/98, Item 6870-490

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 32

California Community Colleges, City College of San Francisco, Central Shops and Warehouse

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. This project will construct a 12,061 asf maintenance and gardener's shop and remodel an existing 14,365 asf shop into warehouse space.

Funding and Project Cost Verification

This project is within cost.

\$4,171,000 total estimated project costs

\$4,171,000 to be allocated: construction \$4,171,000 (\$3,690,000 contracts: \$201,000 contingency: \$280,000 A & E, T & I:) at BCCI 3847

CEQA

This project is in compliance with CEQA requirements. The response period for this project's EIR ended and approval was granted by the State Clearinghouse in October 1996.

Project Schedule:

The project schedule is as follows:

Approve working drawings:

Complete construction: December 2001

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT – ITEM 33

CALIFORNIA COMMUNITY COLLEGES (6870)
SONOMA COUNTY COMMUNITY COLLEGE DISTRICT
CRIMINAL JUSTICE CENTER SANTA ROSA, SONOMA COUNTY
Criminal Justice Training Center, Facilities, Phase 1, PW

Authority: Chapter 324/98, Item 6870-301-0574(28), CFIS # 40.61.400

- a. Approve preliminary plans
- b. Recognize an anticipated deficit **\$439,000**
(3.8%)

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 33

California Community Colleges, Criminal Justice Center Santa Rosa,
Criminal Justice Training Center, Facilities, Phase 1

Action Requested

The requested action will recognize a project cost change and approve preliminary plans.

Scope Description

This project is within scope. The project will construct a 45,492 asf criminal justice training center on a new district-owned site. The facilities include classrooms, laboratories and service (10,923 asf), offices (3,340 asf), armory and service (12,558 asf), physical training space (8,946 asf), vehicle storage (2,119 asf), a scenario village (5,498 asf), and a driver training course. There is a minor reduction of 130 asf for the project. The project also provides offsite and onsite development to provide utility service to the center.

Funding and Project Cost Verification

This project is not within cost. At the time of the budget appropriation, the cost estimate included a district contribution of \$439,000 for construction. This cost share was erroneously subtracted twice from the state cost. The district construction cost has changed to \$1,251,000, consisting of a site & utility cost of \$778,000, and \$439,000 (\$364,000 for a 25 percent portion of the lecture space, plus soft costs of \$109,000) for building cost. This cost reflects a \$1,115,000 (9.346 percent) increase in the state construction costs which includes a 3.3634 percent construction inflation increase (\$401,000), inclusion of the \$439,000 previously subtracted from the state cost, and \$275,000 as a result of minor technical revisions in room usage.

\$14,533,000	total estimated project costs
\$1,251,000	district funded project costs
\$390,000	previously allocated for preliminary plans
\$12,892,000	to be allocated: working drawings \$419,000; construction \$12,473,000 (\$11,260,000 contracts, \$563,000 contingency, \$225,000 construction management, \$425,000 A & E, T & I) at CCCI 3847

CEQA

This project is in compliance with CEQA requirements. The response period for this project's EIR ended and approval was granted by the State Clearinghouse on November 17, 1997.

Project Schedule:

The project schedule is as follows:

Approve working drawings:	March 2000
Complete construction:	January 2002

Staff Recommendation: **Approve preliminary plans and recognize an anticipated deficit.**

ACTION ITEMS

No action items.

OTHER BUSINESS

No other business.

REPORTABLES

To be presented at meeting.

Date:

Respectfully Submitted,

JAMES E. TILTON
Administrative Secretary